



December 21, 2016

Ms. Barbara Alfano
EPA Region 4
Atlanta Federal Center
61 Forsyth Street S.W., 10th Floor
Atlanta, Georgia 30303-8960

**RE: Submission of FY 17 Brownfield Cleanup Grant Proposal & Hardship Waiver Request |
Lifecycle Building Center, 1116 Murphy Avenue SW, Atlanta, GA 30310**

Dear Ms. Alfano,

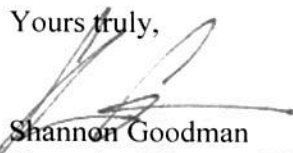
Enclosed for your review and consideration, please find the FY17 Brownfield Cleanup Grant Proposal and Hardship Waiver Request (Included herein after Cleanup Other Factors Checklist) for the Lifecycle Building Center (LBC) Site located at 1116 Murphy Avenue S.W. in Atlanta, Georgia. LBC is a 501(c)(3) nonprofit focused on salvaging and repurposing building materials for community benefit. Over the past 5 years, LBC has diverted 2.2 million pounds of material from area landfills and has saved the community \$1.4 million dollars by offering materials to the general public at a fraction of new material costs and through the donation of free materials to 90 nonprofit organizations. LBC's mission to "make the lifecycle use of the built environment increasingly efficient and sustainable" is executed through 4 programs: 1) a material reuse center, which is open 5 days per week and allows the public to purchase materials for 50-85% less than retail, 2) deconstruction and material pickup services, through which trained staff members remove and collect usable materials from residential and commercial projects, 3) free educational workshops on material reuse and home performance, and 4) a nonprofit material donation program through which qualifying groups receive free materials to lower their project costs and enable them to apply more of their operating dollars toward their mission.

LBC has been a tenant at the Murphy Avenue site since 2011, and purchased the facility in October 2016 as part of a long-term plan to improve the property so that the organization can more effectively execute its mission. The 100-year old industrial facility is located on a 3.6 acre site in a chronically underserved area, but has been strongly supported by the local community. Residents within the facility's zip code receive an additional 10% discount, and this group remains the single largest portion of LBC's customer base. In the past year alone, the organization has grown its overall customer base by 60%, to almost 5,000 visitors. Environmental due diligence associated with the facility purchase was funded in part through the City of Atlanta's EPA Community-wide assessment grant. Based on the findings of said due diligence, contaminated soil, ground water, asbestos containing materials, and lead-based paint coated surfaces were found to be associated with the property. LBC applied for and was granted admission into Georgia's Brownfield Cleanup Program (BCP). The approved BCP Corrective Action Plan acknowledges that the soil cleanup will be addressed with the requested EPA funding. Requisite information regarding this LBC and the planned cleanup activities is provided below and in the enclosed Threshold and Narrative submission, including referenced attachments.

- a. **Applicant Identification:** Lifecycle Building Center, 1116 Murphy Avenue S.W., Atlanta, Georgia 30310
- b. **Funding Requested Grant Type:** Cleanup
 - i. Federal Funds Requested \$200,000.00, with cost share waiver
 - ii. Contamination: Hazardous Substances, including soils contaminated with heavy metal in excess of Georgia state risk reduction standards and abatement of asbestos containing building materials and lead based paint.
- c. **Location:** The Lifecycle Building Center site is located at 1116 Murphy Avenue S.W. in Atlanta, Fulton County, Georgia
- d. **Property Information:** The Lifecycle Building Center site is located at 1116 Murphy Avenue S.W. in Atlanta 30310
- e. **Contacts**
 - i. Project Director: The undersigned, Shannon Goodman, Executive Director of LBC, will serve as Project Director for this grant funded initiative. Contact information is as follows: 1.) Name: Shannon Goodman, Executive Director; 2.0) Telephone: 678-592-0417 or 404.997.3873; 3.) Location Address: 1116 Murphy Ave SW, Atlanta, GA 30310; 4.) US Mail: P.O. Box 7661, Atlanta, GA 30357
 - ii. Chief Executive/Highest Ranking Elected Official: The undersigned, Shannon Goodman, Executive Director, is the highest ranking official associated with Lifecycle Building Center. Associated contact information is provided above.
- f. **Population**
 - i. City of Atlanta Population: 463,898 per July 1, 2015 Us Census Estimate (<http://www.census.gov/quickfacts/table/PST045215/1304000,00>)
 - ii. As LBC is not a municipal form of government, 2010 Census data for Fulton County Georgia Census Tract 66.01 indicates a population of 1,889, with 82% of its residents being African American.
 - iii. The LBC site is located in Fulton County Georgia. At present, 17.4% of Fulton County residents live in Poverty with significantly higher levels in the referenced census tract. Fulton County, Georgia is not listed as a county experiencing "persistent poverty".

If you have any questions regarding this submission, do not hesitate to contact the undersigned.

Yours truly,


Shannon Goodman
Executive Director, Lifecycle Building Center

Attachments:



1. Other Factors Checklist

2. Letter from Shannon Ridley, Georgia
Environmental Protection Division
P.O. Box 7661 Atlanta, Georgia 30357 www.lifecyclebuildingcenter.org

Cleanup Other Factors Checklist

Name of Applicant: Lifecycle Building Center

Please identify (with an *x*) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	Narrative Page 9 & Attachment 1
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

Hardship Waiver Request

The Lifecycle Building Center is seeking a Hardship Waiver Request for the cost share of \$40,000 given several regional and organization-specific elements of economic hardship. We are committed to providing all of the in-kind services that we can, but simply cannot afford to contribute cash to the project. Accordingly, we are requesting \$40,000 of funding contribution. The table below provides demographic and economic metrics that place our portion of the City of Atlanta, Georgia as designated by Zip Code 30310 as an area in desperate need of assistance.

	Zip Code 30310	City of Atlanta	State of Georgia	National
Population	28,660 ¹	440,641 ¹	9,907,756 ¹	314,107,084 ¹
Unemployment	13.79% ³	4.9% ²	5.2% ²	4.9% ²
Poverty Rate	36.1%	25.2%	18.5%	15.6 % ³
White Population	1,978 (6.9%)	174,974 (39.7%)	5,989,234 (60.4%)	231,849,713 (73.8%)
Black Population	25,771 (89.9%)	233,142 (52.9%)	3,056,726 (30.9%)	39,564,785 (12.6%)
Hispanic Population	572 (1.99%)	24,489 (5.57%)	896,715 (9.1%)	53,070,096 (16.9%)
Median Household Income:	\$24,664.00	\$46,439.00	\$49,342.00	\$53,482.00

¹2010 US Census (www.census.gov)

²Bureau of Labor Statistics (www.bls.gov)

³U.S. Census 2008-2012 American Community Survey (<http://factfinder2.census.gov>)

More specifically, 36.1% of our area residents are living in poverty which is 143% greater than the balance of the City of Atlanta, 195% greater than the State of Georgia, and over 230% greater than the national average. These statistical facts coincide with the community's unemployment rate of 13.79%, which is roughly 2.8 times that of the unemployment rate for the City of Atlanta, and the national average of 4.9%. Other deserving statistics include the fact that the population of Zip Code 30310 is almost 90% African American, and that the average household income of \$24,664 is more than half that of the national average.

As stated earlier, LBC has been a tenant of the previous owners of 1116 Murphy Avenue SW for five years. During that time, the landlords made no attempt to upgrade the facility. In fact, due to the poor mechanical systems in the building, LBC staff and patrons are not currently afforded access to functional indoor plumbing or even limited access to heating and air conditioning. Since LBC officially closed on the sale of the property in October, our facilities group is now required to begin repairing an extensive range of damaged building systems and address a variety of life safety deficiencies. The cleanup grant and more specifically the requested hardship waiver will enable the organization to be able to move forward with planned program expansion, and allow the funds that would have been used to match the grant to fund other life safety improvements.

While we are hopeful that our waiver request will be granted, LBC is determined to complete the clean-up necessary to move or organization forward. If the waiver is not granted, we will seek to fund the match through in-kind services, donations, and via contributions from our Board and Advisory Board. We would be pleased to provide additional information or answer any questions you may have about our organization's current economic challenges.



ENVIRONMENTAL PROTECTION DIVISION

Richard E. Dunn, Director

Land Protection Branch

2 Martin Luther King, Jr. Drive
Suite 1054, East Tower
Atlanta, Georgia 30334
404-657-8600

November 15, 2016

VIA ELECTRONIC Mail Shannon@lifecyclebuildingcenter.org

Ms. Shannon Goodman
Executive Director
Lifecycle Building Center
1116 Murphy Avenue SE
PO Box 7661
Atlanta, Georgia 30357

RE: State Acknowledgement Letter – Brownfield Cleanup Grant Application – Lifecycle Building Center 1116 Murphy Avenue SW, Atlanta, Georgia 30310
Lifecycle Building Center

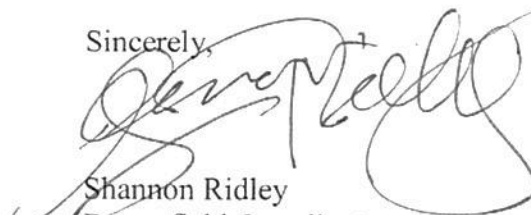
Dear Ms. Goodman:

This letter serves as acknowledgement from the Georgia Environmental Protection Division ("GA EPD") that Lifecycle Building Center will be submitting an application to the U.S. Environmental Protection Agency ("EPA") for funding assistance under the federal Cleanup Grant to cleanup petroleum and hazardous constituents at the Lifecycle Building Center. GA EPD understands that the Development Authority is applying for \$200,000 to remove contaminated soil and to abate asbestos and lead-based paint.

The Lifecycle Building was accepted into the Georgia Brownfield Program on September 15, 2016 with approval of a brownfield corrective action plan (CAP). The brownfield CAP describes how soil and source material, if present, will be brought into compliance with the appropriate cleanup standards based on the end use of the property. The CAP approval conveys a provisional limitation of liability from third party lawsuits and groundwater cleanup to Lifecycle Building Center contingent upon implementation of the approved CAP.

EPD would like to take this opportunity to encourage EPA's positive decision in making a grant award to the Lifecycle Building Center for this cleanup. A successful award would greatly assist this community in its redevelopment efforts. Thank you for your consideration.

Sincerely,



Shannon Ridley
Brownfield Coordinator

cc: Barbara Alfano, U.S. EPA, Region 4

File: EPA Grant Applicants, Lifecycle Building Center

INTRODUCTION TO GRANT PROPOSAL

The purpose of this application is to request funding to facilitate the cleanup of the Lifecycle Building Center (LBC) site located at 1116 Murphy Avenue in Atlanta Georgia. Lifecycle Building Center was founded in 2011 for the purpose of maximizing resource efficiency in the built environment. The primary way that this is achieved is through the reclamation of materials from demolition and renovation projects that would have otherwise been thrown away. Since 2011, LBC has diverted over 2.2 million pounds of building materials from landfills and saved the community over \$1.4 million by providing deep discounts on material purchases, avoiding disposal costs, and through donations to over 90 nonprofit organizations. LBC's mission is accomplished through 4 programs: 1) a material reuse center, which is open 5 days per week and allows the public to purchase materials for 50-85% less than retail, 2) deconstruction and material pickup services, through which trained staff members remove and collect usable materials from residential and commercial projects, 3) free educational workshops on material reuse and home performance, and 4) a nonprofit material donation program through which qualifying groups receive free materials to lower their project costs and enable them to apply more of their operating dollars toward their mission.

LBC was founded five years ago by a group of passionate volunteers who wanted to help Atlanta tackle its overwhelming solid waste stream problem by building the infrastructure needed to redirect usable materials away from demolition projects and back into the local community. In late 2011, the organization was given access to a large salvage project opportunity at a federal facility as well as \$10,000 of seed funding, despite not yet having a warehouse facility. The discovery of a 70,000 square-foot, 100 year-old warehouse on 3.6 acres located in the area of Atlanta known as "Murphy Triangle" was the catalyst that brought the organization to life. Since the area surrounding the property was facing significant economic struggles due to chronic mortgage fraud and a general lack of investment, LBC was able to lease the property for far below market value and negotiate what ultimately became an extremely favorable purchase option. After growing the organization's capacity over several years, LBC was able to access the City of Atlanta's EPA area-wide assessment grant (Cooperative Agreement No.: BF 00-D12413-0), and complete the environmental assessments in order to quantify the liabilities of ownership and eventually move forward with the purchase of the building. The facility acquisition was achieved through a strong showing of community support that included the organization's Board of Directors, Advisory Board, longtime supporters as well as corporate support through \$115,000 in pro bono legal services and over 1,000 hours of donated design and construction consulting. The information derived from the referenced assessments also allowed LBC to make application and be accepted into the State of Georgia's Brownfield program.

The prior landlord was not required to maintain the property or make any improvements. Identified areas of concern inside the building have had to be closed off from access due to exposure to hazardous materials including asbestos and lead-based paint. Additionally, an area of soils exists that will likely impede the connection of the site with Atlanta's BeltLine and is impacted with heavy metals at levels of concentrations in excess of Georgia risk reduction standards. With the funding from this EPA cleanup grant, LBC can not only remediate/abate the identified contamination building hazards, they will be able to use their limited existing funds to move forward with desperately needed facility improvements. Discussion of programs, and information related to this grant including demographics, partnerships, community engagement, workforce development, health, welfare and environmental impacts are detailed below.

Lifecycle Building Center

1. COMMUNITY NEED

a. Target Community and Brownfields

Community and Target Area Descriptions

The LBC is located in the 30310 zip code of Atlanta, South of I-20 along the Murphy Avenue corridor, in the center of six neighborhoods including Adair Park, West End, Capital View, Sylvan Hills, Oakland City and Bush Manor. These primarily minority neighborhoods are plagued by blight, gang activity, and high unemployment. This area is not unlike similar blighted communities in Chicago or Detroit. The residents have been impacted and challenged by many factors throughout the past century. In the late 1800's and on into the early 1900's residential communities were built on former farmland to provide homes for the laborers and tradesmen that worked in the near-by industries. Over the years these industrial uses not only created the current need for remediation from the contaminants used in their processes but as these uses became obsolete, many of the buildings, including the current home of the Lifecycle Building Center, went dark. Hundreds of jobs were lost. Those who could afford to relocate moved out of these communities. Unoccupied industrial facilities have ultimately served as refuge for the homeless, unemployed and often the drug addicted. The resulting decline continues today. The Sterling Report that compares communities*, violent crime in this area, which includes murder, manslaughter, forcible rape, robbery and aggravated assault ranks an 89 with a scale of 1 being low risk and 100 being high risk. Property crime including burglary, larceny-theft, motor vehicle theft and arson ranked 79 on the same scale. * www.bestplaces.net

EPA awarded an Area-Wide Grant in 2010 for the City of Atlanta Brownfields Area-Wide Planning Program (AWP) completed in 2012. This study identified 30 known or suspected brownfields in this project area known as the Murphy Triangle. Of the thirty, 1116 Murphy Avenue was considered a catalytic property. EPA recognized that the area-wide approach would extend beyond individual sites and would catalyze the revitalization of an area and create the economic development required to create jobs, and overcome area-wide barriers to redevelopment. EPA's support was again provided through an Area-Wide Assessment Grant in 2013. Funding from this grant provided for the necessary environmental assessments (\$83,000 investment) for this specific site which enabled LBC to move forward with the property acquisition.

An example, one of many occurring with increasing frequency in this area as seen on the evening news, was observed by arrivals for the originally scheduled November 29, 2016 community information meeting for this cleanup grant application. A patron of LBC was turning into the facility when, what has since been determined to be a stolen car, passed on her left at an estimated 70 miles per hour sideswiping the patron. The speeding car went airborne and careened into the Jersey barrier that separates Murphy Avenue from the adjacent commuter rail line. Observers were stunned when the driver got out of the car and ran from the scene. The police found drugs, stolen handbags, a stack of credit cards and cash in the vehicle.

Further, this area has been neglected by developers. The socioeconomics and demographics, along with the industrial history and resulting contamination, makes financing the purchase of brownfield properties like 1116 Murphy Avenue SW very difficult. However, with the support of the EPA, the State of Georgia's Environmental Protection Division's Brownfield program, and the City of Atlanta, properties in this area that have long been neglected are being positioned for revitalization. LBC is partnering with other like-minded non-profits, community and neighborhood organizations to take an active role in this revitalization.

FY17 Brownfield Cleanup Grant Proposal | Narrative Proposal/Ranking Criteria

Lifecycle Building Center

Demographic Information and Indicators of Need

Both, LBC as an organization, and the city of Atlanta saw an immediate need to invest in the Murphy Avenue Corridor. This need is best demonstrated by the demographic documentation provided below. For the purposes of the application, readily available data for Zip code 30310 serve to demonstrate a need for the cleanup funding.

	Zip Code 30310	City of Atlanta	State of Georgia	United States
Population:	28,660 ¹	440,641 ¹	9,907,756 ¹	314,107,084 ¹
Unemployment:	13.79% ³	4.9% ²	5.2% ²	4.9% ²
Poverty Rate:	36.1%	25.2%	18.5%	15.6 % ³
White Population	1,978 (6.9%)	174,974 (39.7%)	5,989,234 (60.4%)	231,849,713 (73.8%)
Black Population	25,771 (89.9%)	233,142 (52.9%)	3,056,726 (30.9%)	39,564,785 (12.6%)
Hispanic Population	572 (1.99%)	24,489 (5.57%)	896,715 (9.1%)	53,070,096 (16.9%)
Median Household Income:	\$24,664.00	\$46,439.00	\$49,342.00	\$53,482.00

¹2010 US Census (www.census.gov)

²Bureau of Labor Statistics (www.bls.gov)

³U.S. Census 2008-2012 American Community Survey (<http://factfinder2.census.gov>)

As noted above, even the most readily available demographic statistics demonstrate that the community around the LBC property is in need of attention. More specifically, 36.1% poverty rate is 143% greater than the balance of the City of Atlanta, 195% greater than the State of Georgia, and over 230% greater than the national average. These statistical fact coincides with the community's unemployment rate of 13.79%, which is roughly 2.8 times that of the unemployment rate for the City of Atlanta, and the national average of 4.9%. Other deserving statistics include the fact that the population of Zip Code 30310 is almost 90% African American, and that the average household income of \$24,664 is more than half that of the national average.

Brownfields and Their Impacts

Zip code 30310, which is centered on the LBC facility, is home to numerous brownfield sites with either real or perceived environmental impact. Recently, the City of Atlanta Brownfield Program worked to identify sites with known or potential contamination in this area. The findings were included a recent update of the Oakland City Livable Centers Initiative by the Atlanta Regional Commission dated March 2016. Of the 1300 acres in the study that included the surrounding communities, it identified 54 acres of brownfield property. These brownfields included LBC's 3.6 acre site, a 16-acre historic farmer's market property adjacent to LBC that was purchased by the BeltLine, a 2 acre site just northwest of the LBC property, and an 8.5 acres former battery plant. 65 acres were identified as being in poor or deteriorated condition and 133 as being vacant or undeveloped. Not included in these numbers are the abandoned CSX rail spurs that had originally served these vacant and contaminated industrial properties. In addition, these 161 acres did not include the former closed military base, Fort McPherson, located 1 mile south of LBC. This 487 acre parcel was identified as a Brownfield and was accepted into the Georgia Brownfield program in the summer of 2015.

The contaminants of concern identified by the LBC assessments, and those yet to be identified on the adjacent area sites, have contributed to the perception that the area poses a threat to human health and the environment. Many of the noted abandoned sites are simply being neglected by the current owners thereby perpetuating the real and perceived hazardous conditions. As mentioned above in the target area description, homeless individuals and others that unlawfully occupy these properties are at an even greater risk through exposure to

environmental contamination. Prior to LBC taking occupancy under their lease agreement, the 1116 Murphy Avenue SW facility was used as conveyor belt and associated machinery manufacturer (Link-Belt and FMC Sprocket) and as an on-site lead and/or iron foundry (Bailey Burruss). The facility continued to be used as a manufacturing facility through the 1980s. After that time, the buildings alternated between vacant periods and being occupied with various commercial businesses, including D&D Diesel Service through the early 2000s. As referenced above and discussed below, due diligence completed under the City of Atlanta assessment grant indicated the presence of soils contaminated with heavy metals, as well as the presence of asbestos and lead paint. As such, the remediation/abatement of these conditions/materials are the subject of the application.

b. Welfare, Environmental, and Public Health Impacts

Welfare Impacts

Welfare is defined as the health, happiness, and fortune of a person or group. The welfare, of the 30310 zip code, and more specifically those of the Murphy Triangle, have been compromised by the prevalence of brownfield sites, associated contamination, and the societal demoralization that accompanies persistent property vacancy. While additional assessment is required to identify and quantify impacts currently effecting the health of the community, some assumptions can be made. One of the major building components of construction prior to 1970 was asbestos, a known carcinogen. In addition, residual lead-based paint and remnants of industrial processes that utilized lead are found in both occupied structures and area soils. As has been known for decades, lead "...is a highly toxic metal that may cause a range of health problems, especially in young children. When absorbed into the body it can cause damage to the brain and other vital organs." (HUD.gov)

The overall area demographics and crime statistics have directly contributed, and continue to contribute to the health, comfort, security and safety of this community. These identified factors, along with the unemployment rate of 13.79%, which is more than twice as high as the national average, contribute to the lack of healthy lifestyle choices. Similarly, a study of the Center on Health Disparities, Emphasis Communities, and Morehouse School of Medicine identify these neighborhoods as having "low income households, lack of health insurance and lack of resources for optimal nutrition." There is a great concern in this area for the "under 18 population who are vulnerable to environmental health issues such as air pollution, second-hand smoke and general school and community safety". With a focus on environmental justice, the "EPA has a goal for all communities and persons to receive the same degree of protection from environmental and health hazards..." This is something that is much deserved by this economically depressed community. The cleanup of the LBC facility will serve as an example to other owners of similar properties in the area who will work toward the initiation of programs that will further improve the welfare of area residents.

Cumulative Environmental Issues

As to cumulative issues, this area does not have major large industrial polluters. Being about three miles from the Central Business District of Atlanta, it is more a result of functionally obsolete structures being abandoned with the resulting blight and encroaching criminal elements from the city. A higher and better use of these properties is to revitalize the sites while simultaneously creating employment opportunities for the community. As the community addresses the existing and identified vacant properties in the target area, there remain active industrial operations including: Toto and Mondelez/Kraft, also on Murphy Avenue. It is

imperative that the revitalization of this area includes the support of the critical industries in concert with the effective reuse of sites that can further support local employment.

Cumulative Public Health Impacts

The Morehouse study on the Center for Excellence on Health Disparities states that “Health involves so much more than just the care we receive. Socioeconomics drive health outcomes in powerful ways.” More specifically, this study identified the major health challenges of the subject area as asthma, oral cancer and obesity that relate to air quality, smoking and the insufficient availability of nutritious foods. To further support the theory that poverty, blight and crime impact health, Nina Verfallis with the Borgen Project (www.borgenproject.org) states: Not just being poor, but living in areas blighted by poverty can mean a shorter life span and a stolen future... Underperforming schools, few job opportunities, higher crime rates, poor nutrition and food access, lack of health care and housing all add up to shorter, unhealthier, impoverished lives. This is no longer an issue of individual security, but larger issues of development, human rights, and economic stability. In order to truly tackle poverty we have to tackle the root causes of inequality... Only when equal access to food and equal enjoyment are obtained can we reach the level of global security where poverty and malnutrition no longer... limit chances for development and justice.” Note: edited for the sake of brevity. Similarly, a new CDC study recently revealed that ...1 in 3 people living in high poverty areas reported the lowest life expectancy. In regions of poverty... burdens such as limited health care, higher crime rates, poor schools and housing can keep people trapped in poverty and rob them of potential years of life.

c. Financial Need

Economic Conditions

The economic condition in the community is poor to a great extent because of the prevalence of Brownfield sites which serve to detract from a sense of community. The fact that a grassroots, community-based organization such as LBC has successfully undertaken the task of purchasing its facility at 1116 Murphy Avenue SW at a cost of \$850,000 creates a critical precedent for community self-empowerment. Through the facility acquisition, LBC has taken on a level of debt that is almost 57% higher than the organization’s current annual budget, thereby creating a significant financial burden. The cleanup funds requested through this application are essential to the continued growth and success of LBC’s programs. As a result, we are asking that a hardship waiver be granted so that LBC can make full use of the grant funding and divert other funds toward needed life safety improvements, as well as to the addition of other full and part time community-based jobs. These additional employment positions will further LBC’s mission in the community. In keeping with LBC’s goal to expand its role in the community, we must pursue a wide range of funding options in order to move the organization’s mission forward.

Economic Effects of Brownfields

As one might expect, the prevalence of Brownfields in the community have led to a reduced tax base, lost business opportunities, depressed property values, and a burden on municipal services. Though industries like Mondelez and Toto remain in the area, their commitment to the area is being impacted by the prevalence of crime, and the lack of a qualified workforce. By granting LBC the funds required to complete the necessary cleanup and facilitate continued improvement to the site, LBC’s improvements will serve as an example for others and the economic impacts associated with the vacant and blighted buildings will begin to subside.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Project Description

Existing Conditions

LBC leased the property at 1116 Murphy Avenue, in Atlanta since the inception of the organization in 2011, and recently purchased the property in October of 2016. The site consists of two large industrial buildings with a total footprint of roughly 70,000 sf on 3.582 acres of land. Prior to LBC taking occupancy, the facility was used as conveyor belt and associated machinery manufacturer (Link-Belt and FMC Sprocket) and as an on-site lead and/or iron foundry (Bailey Burruss). The facility continued to be used as a manufacturing facility through the 1980s. After that time, the buildings alternated between vacant periods and being occupied with various commercial businesses, including D&D Diesel Service through the early 2000s. Environmental due diligence completed to facilitate the purchase was performed through the City of Atlanta's Brownfield Grant administered under USEPA Brownfield Grant Cooperative Agreement # BF 00-D12413-0. The due diligence related documents developed under the referenced grant include:

- Phase I Environmental Site Assessment -1116 Murphy Avenue SW, May 2015.
- Limited Asbestos and Lead-Based Paint Inspection Report, February 2016
- Limited Phase II Environmental Site Assessment – Sump Areas, May 2016
- Phase II Environmental Site Assessment, June 2016.
- Analysis of Brownfield Cleanup Alternatives, August 2016

The referenced reports indicated that a discrete area very close to the Northern most corner of the site is impacted by heavy metals at concentrations in excess of Georgia State risk reduction standards to depths of at least two feet. In addition to this condition, the buildings on-site that are currently used as a building material warehouse, retail operation, and educational facility, contain a significant quantity of asbestos and lead paint coated surfaces that both impede building renovations and represent a potential health hazard to center employees and the public. The referenced due diligence also indicated that limited impact to ground water was identified. However, prior to purchase LBC filed an Application for Limitation of Liability and Prospective Purchaser Corrective Action Plan on August 30, 2016 with the Georgia Environmental Protection Division (EPD). In a September 2016 letter from EPD, pursuant to Section 12-8-207(a) Article 9 of Chapter 8 of Title 12, the Georgia Brownfield Act (Act), the agency conferred a provisional limitation of liability upon LBC as the then prospective purchaser and current owner. Contingent upon timely implementation of the approved Corrective Action plan which addresses the soil impact, LBC is exempt from the requirement to address the identified ground water impacts.

Proposed Cleanup Plan

As noted in the Draft updated ABCA attached to the threshold document. The proposed cleanup plan consists of two distinct elements that include:

1. The removal and proper off-site disposal of an estimated 70 cubic yards of soil impacted with heavy metals at levels in excess of Georgia State Risk Reduction Standards.
2. The abatement of asbestos containing materials and the abatement or encapsulation of lead based paint coated surfaces associated with the on-site building which is currently houses LBC's operations.

Alignment with Revitalization Plans

The proposed cleanup aligns directly with both regional and site/organization-specific revitalization plans. First, the remediation of the impacted soil area will help to facilitate the interconnection of the Atlanta BeltLine via a vital BeltLine Spur that will access both the LBC facility and the Murphy Avenue industrial corridor. Since the BeltLine spur runs on LBC's property, the BeltLine has agreed to include LBC in its master plan for State Farmer's Market/Westside Trail site redevelopment program. Addressing the contamination will eliminate roadblocks that might have otherwise been encountered during construction. The removal and proper off-site disposal of the impacted materials also eliminates the potential for direct exposure to the metals by those who frequently utilize the spur and property adjacent to the building as pedestrian shortcuts. The abatement of asbestos containing materials and abatement/encapsulation of lead based paint coated surfaces within the building will accomplish several objectives. First the abatement and/or encapsulation of these materials will eliminate the potential for exposure to employees and the public in the warehouse portion of the facility. Next, the abatement/encapsulation activities will enable access to portions of the building that are currently not being utilized to their fullest potential. As an example, the two story office portion of the building located closest to Murphy Avenue is largely vacant in part due to the presence of lead based paint and asbestos and the lack of life safety improvements. The grant will provide the much needed funding to address the asbestos and lead building hazards so that structural, mechanical and life safely improvements may be initiated.

The facilitated renovation of parts of the building that are currently not in use will enable LBC to expand its programs and services. As a result, it is anticipated that three to five jobs will be created which will be filled with local labor from adjoining neighborhoods. By expanding the organization's ability to offer educational services, local residents will have increased access to energy efficiency and home improvement-related information. Finally, based on the amount of office area available in the building, LBC may also be able to lease a portion of the space to a like-minded nonprofit organization, or a for-profit start-up. Improvements to the LBC facility derived from the cleanup also coincide with the potential development of a potential Murphy's Crossing MARTA stop and the anticipated development of the Westside Trail's three mile addition which will connect at least 10 Southwest Atlanta neighborhoods and catalyze an estimated \$43 million in public and private investment.

b. Task Descriptions and Budget Table

Task Descriptions

The actions to be completed under this grant have been segregated under four tasks, each of which are defined below. The budgets for each task are presented/discussed below and are summarized in the budget table. The budget assumes that a hardship waiver will be granted. If said waiver is not granted, LBC is prepared to provide the requisite match through a documented combination of in-kind serves and reimbursement deductions. Note: No petroleum constituents will be addressed by the project, as a result, LBC is solely requesting reimbursement for hazardous material cleanup activities.

Task 1: Programmatic Services (\$13,000): Based on our understanding of the requirements of the grant, a total of \$13,000 of the grant funds have been budged to account for work plan development, quarterly and annual program reporting, Quality Assurance Project Plan development, and travel cost for the LBC Executive Director/Project Director to attend the 2017 Region 4 EPA Brownfield Grantee Workshop to be held in Atlanta in November 2017, and possibly the National Brownfield Conference which is to be held in December 2017 in

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Pittsburgh, PA. Of the \$13,000 task budget, \$7,750 will be paid to the selected environmental consultant, and the balance will be used by LBC staff for the referenced travel and program management costs.

Task 2: Public Involvement (\$6,000): It is understood that public involvement is an essential component of any brownfield project. As such, LBC intends to keep the community informed of the project progress, and solicit input on the programs that LBC might offer as a result of the facilitated building improvements. LBC will also work with the Atlanta BeltLine and others to facilitate connectivity with the center via the rail spur which connects to the facility in the vicinity of the area where the contaminated soil is to be removed. In all, it is anticipated that LBC and its consultant will hold two public meetings regarding the project, and participate in 1-3 related meetings in the community. The \$6,000 budget for this task, \$2,000 are allocated to LBC, while the balance is allocated to the environmental consultant.

Task 3: Cleanup Planning & Design (\$28,000): As noted previously, due diligence completed identified soils contaminated with heavy metals and asbestos containing building materials and lead based paint coated surfaces are associated with the LBC Building. Under this task, a limited degree of additional characterization will be completed in order to refine the design of the soil removal and to determine specific limits of the asbestos abatement and lead paint abatement/encapsulation program. After the additional characterization is completed, the consultant will develop the final design and administer the bidding process. The total contractual fee for this effort is anticipated to be \$28,000. It is anticipated that a single contract will be let for all of the remediation and abatement/encapsulation work.

Task 4 Cleanup & Closeout (\$153,000): The fourth and final phase of the project consists of the implementation of the remedy. More specifically, the impacted soils will be excavated, properly containerized and disposed of by appropriate legal means. In all it is anticipated that upwards of 70 cubic yards of impacted soils will be excavated managed and disposed. The budget for this task is \$35,000, including project oversight and closure performance sampling. The balance of the budget for Task 4 includes the abatement of almost 10,000 sf of asbestos floor tile and mastic, 300 linear feet of pipe insulation, roughly 1,500 square feet of asbestos, and a significant quantity of damaged Transite wall board. As for the scope of the lead-based paint abatement, the limits of the program will be determined during the design phase of the project. However, for the purposes of this application, it is anticipated that \$50,000 of the budget for this task will be allocated to the lead based paint abatement/encapsulation component of the remedy. The balance of the budget, or \$103,000, is attributed to the asbestos abatement work. It should be noted that the budget for this work includes the cost of the abatement/remediation contractor as well as the cost of project and air monitoring required to clear the abated portions of the building for occupancy.

The budget presented below assumes that a hardship waiver will be granted. However, if it is not, LBC is prepared to fund the balance of the cost through its general fund, donations, and documented in-kind services.

Budget Table

Budget Categories	Project Tasks (\$)				
	Task 1: Programmatic Services	Task 2: Public Involvement	Task 3: Cleanup Planning & Design	Task 4: Cleanup & Closeout	Total
Personnel	\$ 3,000.00	\$ 2,000.00			\$ 5,000.00
Travel ¹	\$ 2,250.00				\$ 2,250.00

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Budget Categories	Project Tasks (\$)				
	Task 1: Programmatic Services	Task 2: Public Involvement	Task 3: Cleanup Planning & Design	Task 4: Cleanup & Closeout	Total
Contractual	\$ 7,750.00	\$ 4,000.00	\$ 28,000.00	\$ 153,000.00	\$ 192,750.00
Total Federal Funding (not to exceed)	\$ 13,000.00	\$ 6,000.00	\$ 28,000.00	\$ 153,000.00	\$ 200,000.00
<p>Travel to brownfield-related training conferences is an acceptable use of these grant funds.</p> <p>EPA defines equipment as items that cost \$5,000 or more with a useful life of more than one year. Items costing less than \$5,000 are considered supplies. Generally, equipment is not required for Cleanup Grants.</p> <p>Applicants must include the cost share in the budget even if applying for a cost share waiver. If the applicant is successful and the cost share waiver is approved, it will be removed in pre-award negotiation.</p> <p>Reminder: Administrative costs, such as indirect costs, of grant administration with the exception of financial and performance reporting costs are ineligible grant activities.</p> <p>Note: No Fringe Benefits, equipment, or supplies are to be included, budgeted, or purchased using grant funds</p>					

c. Ability to Leverage

As a not-for-profit organization, LBC has been built on leveraging. The organization maintains a large active board and advisory board with several members from the construction, architectural, engineering and environmental fields. Board membership brings with it a financial commitment that helps to fund the LBC operation. In addition to the board and advisory board, there are in excess of 50 corporate sponsors who provide both financial and in-kind support. A complete list of supporters may be found here: <http://www.lifecyclebuildingcenter.org/our-supporters/>.

One example of leveraged services is the work completed by JE Dunn Construction. Over the life of the organization, JE Dunn's leadership has helped develop renovation concept designs as well as budget estimates for improvements. One such improvement project involved a volunteer event with JE Dunn staff, during which they recently began implementation of a classroom space for LBC. Verification of on-going support from JE Dunn as an example of on-going support is provided as Attachment 1.

Finally, LBC is in the process of initiating a capital campaign to raise funds to improve the recently purchased facility. This campaign is anticipated to be initiated later this year. The campaign funds will be used to carry the facility improvements planned for the site after the hazardous material issues are addressed.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

a. Engaging the Community

LBC deeply values and supports the communities adjacent to its facility as well as the larger Metro Atlanta community, which have both been vital to the organization's development and growth. In the early days of LBC's existence, the residents living in the same zip code as LBC were by far the majority of the organization's customer base and, given that these residents were struggling financially, LBC decided to create a policy which extended to these residents an additional 10% discount off of their material purchases, beyond the already deeply discounted prices being extended. This helped build trust and a very strong base of support in these communities, which still represent about 1/3 of the organization's customer base.

Both within the communities surrounding LBC as well as the Metro Atlanta region, LBC has developed a strong support base in the nonprofit community through its Nonprofit Material MATCH program, which has donated free materials to 90 organizations to date. LBC also has ongoing partnerships with Southface Energy Institute, the Atlanta Community ToolBank and other organizations which provide support and information to nonprofits so

that more of these groups can benefit from LBC's material donation program. LBC has also recently developed a nonprofit distribution list which is being utilized to broadcast large-scale material donation opportunities when they come available from area development companies and corporations. LBC's Nonprofit Material MATCH Program has also helped to greatly expand awareness in the community about LBC's programs and mission since each of the participating organizations shares information with their stakeholders and supporters about how LBC is supporting the successful execution of that group's mission by freeing up more of their operating funds.

In addition to connecting with the community through direct email outreach, LBC also works to keep community members informed and engaged through presentations at neighborhood association meetings, Open House events and Workshops at the LBC facility, special events throughout the year such as Happy Hours, an annual fundraiser and an Annual Dinner, continuing education programming with our corporate partners and through tabling events such as neighborhood festivals. In order to inform the community of LBC's intent to apply for the Cleanup grant, a public notice was posted in the Atlanta Daily Report on November 29, 2016 announcing the public meeting date and the locations where a draft would be made available for review and public comment. A second community meeting, with approximately 25 community members in attendance, was held on December 7th to celebrate the property acquisition and to again provide additional information concerning the grant. Comments of support and appreciation from the community for LBC were voiced at the meeting, including an account from a local church about how LBC's material donation program had positively impacted them.

The duration of the cleanup is anticipated to be no longer than one month. However the overall project will likely be completed over a period which will not exceed two years, including procurement, administrative reporting, and closeout. The community will be informed of the status of the project on a regular basis via postings on the LBC web site newsletter, etc. Once the grant is awarded, we will inform the community of the award, and local companies will be afforded the opportunity to bid on the cleanup activities. Again, the status of the cleanup will be posted on the LBC website, as will the status of other facility improvement that will pave the way for additional community programs that can benefit area residents. We will also provide this information to local churches and community centers where community members often congregate to ensure that the LBC message is heard across all levels of the community. As for the quality of the clean-up, the community shall be assured that the design of the cleanup will be completed by a consultant with appropriately licensed engineers and scientists who hold the safety of the community paramount. Each phase of the field work will be reviewed by the consultant, and final closeout report will be issued once the work is complete. Finally, once the cleanup is complete, a schedule for the collateral facility improvements and a schedule for the resultant program will be provided to the community via the LBC web site, newsletters, and inclusion in similar documents issued by area churches and community centers.

b. Partnerships with Government Agencies

Atlanta City Government: LBC has developed strong relationships with City of Atlanta's Councilmember Joyce Sheperd who represents and lives in the 12th district where LBC is located. Not only has CM Sheperd been an avid supporter of the program (see commitment letter) but has purchased reclaimed products for improvements for her own residence and fully understands the benefits LBC provides to the community. She, along with the Chairman of the Keep Atlanta Beautiful Commission, attended our most recent Community Information Meeting

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on the Grant Application and spoke enthusiastically of having worked so long and hard for revitalization in her district and is now seeing evidence of it coming together.

Invest Atlanta: Invest Atlanta, the city's economic development agency, continues to work closely with LBC to advance the revitalization and economic development in the area. (See commitment letter) Invest Atlanta administers the EPA's area wide assessment grant and have been not only a supportive partner but instrumental in the EPA assessments that were provided for LBC. This is evidenced by the fact that LBC was able to leverage upwards of \$83,000 to complete the due diligence necessary to understand the environmental status of the building prior to purchase and the requirements of cleanup.

Georgia Environmental Protection Division (EPD): EPD has also worked closely with the staff and supporters of LBC. Their assistance and guidance with the application, subsequent review process and acceptance into the State's Brownfield Program and approval of the Prospective Purchaser's Corrective Plan was extremely helpful. This acceptance was also a requirement to move forward with this EPA Grant Application.

EPA: The strong and supportive leadership in the EPA's Region 4's Brownfields and Land Revitalization Support and their contribution to LBC and to this entire underserved community has been vital. LBC was one of at the initial properties identified in the Brownfield's study with the City of Atlanta as this partnership was formed.

Neighborhood Planning Units (NPUs): Strong partnerships are in place with the City's NPUSs that represent the surrounding communities. These are an integral part of LBC's Community Engagement and Workforce Development programs. Additional partnerships have been established with the Atlanta Regional Commission, with the benefits of their Livable Center's Initiative update of the Oakland City and their Transformation Alliance. (See commitment letter)

BeltLine: While the Atlanta BeltLine project is not always considered a "Governmental Partnership" it is and will continue to be an integral part of the success of the area's revitalization. A spur from the BeltLine's Westside trail is adjacent to the LBC property with the main trail just north. The natural collaboration between LBC and the BeltLine has created another strong partnership that will advance the area's revitalization. (See commitment letter).

c. Partnerships with Community Organizations

Community Organization Description & Role

Over the past 5 years, Lifecycle Building Center has developed strong partnerships with several community organizations in order to support the ability of these organizations to become more resilient and to improve their capacity to address the needs of their respective constituents. In addition to the 90 organizations which have benefitted to date from free material donations through LBC's Nonprofit Material MATCH program, LBC also recently partnered with The Conservation Fund to execute a workforce development training program through the deconstruction of a residential structure in a low-income neighborhood near LBC's facility. The primary objective and ultimate success of the program was to provide access to deconstruction skills and training for the residents in the community within which the deconstructed building was located. The Conservation Fund is committed to replicating this program within other communities across Metro Atlanta.

LBC will continue to partner with Georgia Works! on supplemental labor support for both deconstruction projects as well as warehouse improvement projects. LBC has also approached the nonprofit Westside Works about executing a pilot apprenticeship training program to give Westside residents in the neighborhoods near LBC's facility the opportunity to build their resume through hands-on experience assisting LBC's facility improvement efforts.

LBC's construction partner, JE Dunn Construction, is fully supportive of pursuing the apprenticeship program in order to grow their team while simultaneously creating jobs and building wealth in the economically-disadvantaged communities of Westside Atlanta.

Georgia STAND-UP is another longtime community partner of LBC that works to advocate for disadvantaged communities. STAND-UP has a robust network and series of community outreach programs which help give communities in underserved neighborhoods a voice in development decisions which impact them. STAND-UP will continue to support LBC's efforts to inform community members about our programs and our facility improvement project.

Letters of Commitment

The LBC and its mission are considered to be contributors with respect to the current perceived improvement of the localized community. This is demonstrated by the fact that LBC was able to garner significant support from the community, including (Attachment 2):

Southface: Promotes sustainable homes, workplaces and communities through education, research advocacy and technical assistance. LBC has partnered with Southface since its inception and this strong relationship continues.

TransFormation Alliance: Is a broad partnership of organizations from the private, public and nonprofit sector dedicated to creating thriving, mixed-income communities. (Supported by the Atlanta Regional Commission)

BeltLine: Atlanta's comprehensive revitalization effort developing trails and transit by re-using 22-miles of historic railroad corridors circling downtown and will connect 45 neighborhoods directly to each other. Lifecycle Building Center is adjacent to the Westside Trail currently under construction, and a BeltLine spur will ultimately connect the facility to the trail.

Invest Atlanta: Economic Development agent for the City of Atlanta

Council Member Joyce Sheperd: Ms. Sheperd is the councilperson for the 12th District of the City of Atlanta. LBC is in her district. She has been a strong supporter since its inception as well as personally using these materials in her own home.

Georgia Works!: has provided temporary labor for LBC is to provide a comprehensive approach to breaking the cycles of homelessness, incarceration, addiction, and unemployment.

Keep Atlanta Beautiful Commission: Provides solutions to foster pride and building social, economic and environmental solutions for a community that is clean, great and a beautiful place to live. This agency is supported by the City of Atlanta.

Stephanie C. Ho: Community resident making home improvements and has school affiliation that received contributions from LBC.

Conservation Fund: environmental non-profit dedicated to protecting America's most important landscapes and green spaces for future generations

St. John's Episcopal Church: Community church that received reusable equipment for their outreach programs.

Mr. and Mrs. Emerson Cunningham: Community resident that has utilized LBC to purchase reusable items to renovate their home.

d. Partnerships with Workforce Development Programs

Since its inception, LBC has strived to hire local staff from adjacent neighborhoods. Of our current staff of 9, a total of 3 staff live within one mile of the facility. LBC also has a strong relationship with the workforce development agency Georgia Works. Georgia Works transforms chronically homeless men into self-sufficient and productive members of society, by developing and implementing cost-effective, comprehensive programs that meet the needs of a diverse population working to break the cycles of homelessness, addiction and criminal recidivism. As

an example, LBC encouraged a local environmental contractor to utilize properly trained men affiliated with Georgia Works to supplement their own workforce on a recent facility cleaning project at LBC.

In addition to the alliance with Georgia Works, LBC is considering partnering with other local not-for-profits to apply for an Environmental Workforce Development and Job Training grant after the cleanup is complete, as this project will open up currently unusable space with the facility which can be utilized for training purposes. Finally, in an effort to increase community outreach Lifecycle Building Center is exploring a Pilot Program in partnership with JE Dunn. There is a currently a shortage of construction labor available in the market and a need to provide jobs for workers in the community. Following are points from the initial discussion with Reed Thomas:

- During the renovation of the LBC facility, the contractor would contact work-force development and training organizations such as Westside Works, Center for Working Families and Georgia Trade-Up to identify individuals that have completed a program of study and obtained certifications in carpentry, drywall, plumbing, electrical , etc.
- Applicants would submit a resume of their qualifications and interview for the program which is currently being identified as an apprenticeship. Sub-contractors interested in providing bids to the GC for work would be encouraged to bring on one or more workers.
- This program would also include additional training in areas of additional on-the-job safety training that is provided by the GC.

4. PROJECT BENEFITS

a. Welfare, Environmental, and Public Health Benefits

The funding provided through this grant would enable this site to exhibit the possibilities of revitalization for the other brownfield or potential brownfield sites in this area. It will allow Lifecycle Building Center to expand their community outreach programs and continue their education in the community for healthier homes. LBC brings the community together to address opportunities to make the overall community a better place to live... even by changing one home at a time with the reusable materials. A return of pride in the community for what it can be.

As was discussed before, this and other properties in the area have confirmation of lead in the soil. This soil and the resulting dust continues to impact the workers in this property as well as neighboring residential communities. While there are no playgrounds or daycare facilities in the immediate area, dust... and dust with particles of lead... can blow in a normal wind and increase exposure and the health and wellbeing of children and adults as well. The high rates of asthma in the area can be attributed to this unhealthy dust. This must be eliminated. Many other benefits can be realized as this property can set the standards for future redevelopment.

b. Economic and Community Benefits

First, it is anticipated that the improvements that the cleanup of the LBC site will facilitate the creation of up to 10 jobs through the expansion of LBC's workforce and via the lease of office space to other not-for-profits or startups. Also, the removal of impacted soils near the connection with the BeltLine Spur will promote pedestrian connectivity to the Murphy Corridor. The primary benefit of the revitalization of this site is the focus on creating economic development and jobs. The lack of employment and workforce training opportunities has led to the area's poverty with 20% of the households earning less than \$10,000 per year. (US Census Bureau, 2010). This income disparity has created a downward spiral in the overall economic

wellbeing of the community as this impacts everything including crime and blight and health referenced earlier. The creation of jobs can contribute to and improve the overall quality of life.

The efforts to identify, assess and ultimately clean up this and other sites in the area is critical and will provide opportunities for jobs in the community... close to where they live. This, with the addition of green space, a walkable community, will provide environmental justice, engage and mobilize community members and build capacity for future growth and promote benefits that are equitably shared. In an effort to increase job opportunity, Lifecycle Building Center will explore the implementation of a pilot program to train construction trade employees as improvements are made to the facility. As economic development is now taking place in other parts of Atlanta, there is a currently a shortage of trained construction labor available. This program would be designed to utilize work-force development and training organizations such as Westside Works, Center for Working Families and Georgia TRADE-UP to identify individuals that have completed a program of study and obtained certification to perform work including but not limited to carpentry, drywall, plumbing, electrical and hazardous materials handling. Applicants could submit a resume of their qualifications and interview for the program which is currently being identified as an apprenticeship. Sub-contractors interested in providing bids to the GC for work would be encouraged to consider bringing on one or more of these qualified workers.

Benefits to the individual would be on-the-job training to build a resume for permanent positions... Benefits to the contractors is increase in available and qualified labor... Benefits to LBC would be an increased awareness of their program and support from the industry construction industry... Benefits to the community is job creation. LBC would also encourage the other brownfield sites that will be redeveloped to adopt this program as well.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Audit Findings

LBC was the sub-recipient of an Energy Efficiency and Conservation Block Grant through the City of Atlanta Mayor's Office of Sustainability in the amount of \$10,000.00 in 2013. The subject grant enabled LBC to develop a website allowing citywide access information on the organization's reclaimed material inventory, which supported the community's ability to salvage and repurpose building materials. The project was completed in keeping with established goals, schedule and budget. As such there were no adverse audit findings.

b. Programmatic Capability

LBC's Executive Director, Shannon Goodman, will serve as the Program Director for the cleanup grant. Shannon has served as Executive Director since 2012, and is an architect by education and training. As a not-for-profit organization, LBC has and will continue to leverage our broad network of professionals in order to execute the project. Immediately upon award, LBC will issue a request for qualifications to environmental consulting firms with both technical experience to design and oversee the soil remediation and abatement activities specified herein, and past experience administering EPA Brownfield grants. Ms. Goodman will work closely with the selected consultant throughout the project to verify that the available grant funds are optimized, so that the goals and objectives specified herein and in the Draft Updated Analysis of Brownfield Cleanup Alternative are achieved. Finally, it should be noted that that all of the funding will be utilized at the LBC site and that no sub-awards will be granted by LBC.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes

The scope of the proposed cleanup program is specific and implementable using current technologies. As such the anticipated outputs will be the removal of the estimated 70 cubic yards of impacted soils and the abatement of asbestos containing materials and abatement and/or encapsulation of lead based paint coated surfaces. The outcomes are equally as specific. First, the removal of impacted soils will eliminate both a direct exposure hazard, and facilitate the unencumbered connection of the LBC facility to the planned BeltLine spur. This spur will provide direct pedestrian and bicycle access to the facility for residents without cars who might benefit from LBC's educational programs. Similarly, the abatement of asbestos and lead paint will facilitate planned facility renovations and eliminate exposure to these materials.

d. Past Performance and Accomplishments

i. Currently or Has Ever Received an EPA Brownfields Grant

1. Accomplishments

LBC has not been a direct recipient of an EPA Brownfield Grant. However, as noted in Section 2.i.a. The City of Atlanta provided funding to complete due diligence activities prior to LBC's purchase of the site. Due diligence activities performed through the City of Atlanta's Brownfield grant identified the localized presence of contaminated soil impacted by heavy metals as well as the presence of asbestos and lead paint.

2. Compliance with Grant Requirements

Though LBC benefited from the City of Atlanta community-wide EPA Brownfield Assessment grant, LBC was not directly responsible for compliance with the administrative requirements of the grant.

– OR –

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

1. Purpose and Accomplishments

LBC was the sub-recipient of an Energy Efficiency and Conservation Block Grant through the City of Atlanta Mayor's Office of Sustainability in the amount of \$10,000.00 in 2013. The subject grant enabled LBC to develop a website allowing citywide access to information on the organization's reclaimed material inventory which supported the community's ability to salvage and repurpose building materials in order to minimize the citywide annual waste and contribute to a citywide effort to reduce resource consumption and reuse materials whenever possible. The project was completed in keeping with established goals, schedule and budget. This funding facilitated the construction of a website that was the basis for the organization's current on-line presence and has enabled the organization to develop an on-line material inventory while simultaneously soliciting material donations in a seamless fashion.

2. Compliance with Grant Requirements

LBC utilized the grant funds in a manner specified in accordance with its contract with the City of Atlanta. All appropriate reporting was performed and LBC contracted a qualified firm who implemented web site development. No issues were encountered during the initiation of the grant program.

Data Universal Number System (DUNS) number: 078744610

Federal Tax ID Number: 45-264591

Note: Responses are presented in *Italics*.

1. Applicant Eligibility

Lifecycle Building Center (LBC) is a 501(3)(c) not-for-profit organization. A September 11, 2014 letter affirming its status as a not-for-profit organization is included as Attachment 1 of this threshold submission.

2. Site Ownership

As of October 5, 2016, LBC is the sole owner of the site in Question. Documentation affirming ownership status is included as Attachment 2. LBC will maintain ownership of the property during the life of the cleanup grant.

3. Basic Site Information

- (a) Name of the site: *Lifecycle Building Center Site*
- (b) Address of the site, including zip code:
Location: 1116 Murphy Avenue SW, Atlanta, Georgia 30310
Mail: P.O. Box 7661, Atlanta, Georgia 30357
- (c) Current owner of the site: *Lifecycle Building Center (See Attachment 2)*

4. Status and History of Contamination at the Site

- (a) Whether this site is contaminated by petroleum or hazardous substances: *The site is not contaminated with Petroleum constituents. As such, the only contaminants of concern are soils contaminated with elevated levels of lead and arsenic and ground water contaminated with arsenic and cadmium above applicable standards. In addition, asbestos containing materials and lead based paint coated surfaces are present in the building.*
- (b) The operational history and current use(s) of the site: *The BC began renting the facility in 2012, and has since used the building for warehouse, retail, and educational purposes associate with the reclamation and sale of used building components/materials.*

Response: *Prior to LBC taking occupancy and since the late 1800s, the facility was used as conveyor belt and associated machinery manufacturer (Link-Belt and FMC Sprocket) and as an on-site lead and/or iron foundry (Bailey Burruss). The facility continued to be used as a manufacturing facility through the 1980s. After that time, the buildings alternated between*

vacant periods and being occupied with various commercial businesses, including D&D Diesel Service through the early 2000s.

(c) Environmental concerns:

Response: *Environmental concerns associated with the LBC site include the referenced impacted soils containing lead and arsenic in soil and arsenic and cadmium in ground water, as well as the presences of Asbestos containing building materials and lead based paint coated surfaces associated with the building on the property,*

(d) How the site became contaminated, and to the extent possible, describe the nature and extent of the contamination: *The precise origin of the metals contamination associated with site soils is unknown. However, it is likely that the metals were used on or adjacent to the site, or were present within a product or byproduct manufactured on the property. The asbestos and lead based paint were historically utilized during the original construction or during renovations to the site buildings.*

4. Brownfields Site Definition

To be eligible for a grant, sites must meet the definition of a brownfield as described in Appendix 1 of FY 17 guidance. The following types of properties are not eligible for brownfields funding:

- Facilities listed (or proposed for listing) on the National Priorities List (NPL);
- Facilities subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and
- Facilities that are subject to the jurisdiction, custody, or control of the U.S. government. (Note: Land held in trust by the U.S. government for an Indian tribe is eligible for brownfields funding.)

Affirm that the site is: (a) not listed or proposed for listing on the National Priorities List; (b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and (c) not subject to the jurisdiction, custody, or control of the U.S. government.

Affirmation: *By virtue of submission of this application, Lifecycle Building Center affirms that the subject property meets of the definition of the property and that the site at 1116 Murphy Avenue in Atlanta, Georgia is not listed on the NPL, not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA, and finally that the site is not owned by the Federal Government.*

5. Environmental Assessment Required for Cleanup Proposals

A written ASTM E1903-11 or equivalent Phase II site assessment report (a draft report is sufficient) must be completed prior to proposal submission. Equivalent reports would include site investigations or remedial action plans developed for a state cleanup program or Office of Surface Mining surveys for mine-scarred lands. Describe the type of environmental assessments conducted at your proposed site (do not attach assessment reports). Provide the date of the Phase II or equivalent report.

Response: *It should be noted that a current Phase II ESA was performed in advance of the issuance of this application.*

In fact, Environmental due diligence completed to facilitate the purchase was performed through the City of Atlanta's Brownfield Grant administered under USEPA Brownfield Grant Cooperative Agreement # BF 00-D12413-0. The due diligence related documents developed under the referenced grant include:

- *Phase I Environmental Site Assessment-1116 Murphy Avenue, Atlanta, Georgia, May 2015.*
- *Limited Asbestos and Lead-Based Paint Inspection Report Life Cycle Building Center, February 2016*
- *Limited Phase II Environmental Site Assessment – Sump Areas, May 2016*
- *Phase II Environmental Site Assessment - The Lifecycle Building Center Project, 1116 Murphy Ave SW, Atlanta, Georgia, June 2016.*
- *Analysis of Brownfield Cleanup Alternatives, August 2016*

These documents were developed by Cardno under contract with the City of Atlanta. In addition, a draft updated ABCA was recently completed by Resolute Environmental & Water Resources Consulting to include the abatement of asbestos and lead paint associated with the on-site buildings, as well as the remediation of localized soils contaminated with heavy metals.

6. Enforcement or Other Actions

Identify known ongoing or anticipated environmental enforcement or other actions related to the brownfield site for which funding is sought. Describe any inquiries, or orders from federal, state, or local government entities that the applicant is aware of regarding the responsibility of any party (including the applicant) for the contamination, or hazardous substances at the site, including any liens. The information provided in this section may be verified, and EPA may conduct an independent review of information related to the applicant's responsibility for the contamination or hazardous substances at the site.

Response: *There are no on-going or pending enforcement action items against Lifecycle Building Center.*

7. Sites Requiring a Property-Specific Determination

Based on a review of the criteria referenced in the guidance, and based upon the conditions of the due diligence documents referenced in the response to Item 5, above, a Property-specific determination is not required.

8. Site Eligibility and Property Ownership Eligibility

Applicants eligible for Brownfields Grant funds cannot be liable for contamination on the site. Site eligibility related to liability is determined differently at sites contaminated with hazardous substances than for sites contaminated by petroleum or petroleum product.

If the site is a hazardous substances site, **please respond to all the items under (a).**

(a) Property Ownership Eligibility – Hazardous Substance Sites

For sites contaminated by hazardous substances, persons, including government entities, who may be found liable for the contamination under CERCLA (the Superfund Law) §107 are not eligible for grants. Liable parties may include all current owners and operators, former owners and operators of the site at the time of disposal of hazardous substances, and parties that arranged for, or contributed to, the disposal or treatment of hazardous substances on the site. Therefore, even owners who did not cause or contribute to the contamination may be held liable. To be eligible for a site-specific brownfields grant to address contamination at a brownfields property, eligible entities who fall within one of the categories of potentially liable parties must demonstrate that they meet one of the liability protections or defenses set forth in CERCLA by establishing that they are: (1) an innocent landowner; (2) a bona fide prospective purchaser (BFPP); (3) a contiguous property owner; or (4) local or state government entity that acquired the property involuntarily through bankruptcy, tax delinquency, or abandonment, or by exercising its power of eminent domain. To claim protection from liability as an innocent landowner, bona fide prospective purchaser, or contiguous property owner, property owners, including state and local governments, must conduct all appropriate inquiries prior to acquiring the property. (Please note that these requirements apply to all property acquisitions, including properties acquired by donation or title transfer at zero cost.)

Because cleanup applicants must own the property for which they are seeking a grant – and because current owners of contaminated property are potentially liable under CERCLA – all applicants must demonstrate in their proposals that they are not a liable party by establishing that they meet the requirements of one of the liability protections or defenses set forth in CERCLA. For more information on these liability protections, please refer to the Brownfields Law, the April 2009 Fact Sheet entitled: “EPA Brownfields Grants, CERCLA Liability and All Appropriate Inquiries,” at <http://www.epa.gov/sites/production/files/2014-08/documents/aaifs.pdf> and the March 6, 2003 EPA guidance entitled *Interim Guidance Regarding Criteria Landowners Must Meet in Order to Qualify for Bona Fide Prospective Purchaser, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA* (“Common Elements”) at <http://www.epa.gov/sites/production/files/documents/common-elem-guide.pdf>.

The most common liability protection asserted by applicants is the bona fide prospective purchaser protection (BFPP). Although the statute limits eligibility for BFPP liability protection to entities that purchase property after January 11, 2002, a brownfields grant applicant can take advantage of this protection, for grant purposes only, even if it acquired a site prior to January 11, 2002. Applicants must demonstrate that they complied with all the other BFPP requirements listed below. For further information, please see FAQs on All Appropriate Inquiries for more information at www.epa.gov/sites/production/files/2016-08/documents/fy17_faqs.pdf.

- All disposal of hazardous substances at the site occurred before the person acquired the site.
Response: *LBC affirms this to be the case. The identified hazardous materials were present prior to tenancy and acquisition of the property.*
- The owner must not be liable in any way for contamination at the site or affiliated with a responsible party. Affiliations include familial, contractual, financial, or corporate relationships that are the result of a reorganization of a business entity with potential liability.
Response: *LBC affirms this to be the case. The identified hazardous materials were present prior to tenancy and acquisition of the property, and LBC is not affiliated with the previous site ownership in any way.*
- The owner must have conducted all appropriate inquiries (AAI) prior to acquiring the property. AAI, typically met by conducting a Phase I environmental site assessment using the ASTM E1527-13 standard practice, must be conducted or updated within one year prior to the date the property is acquired (i.e., the date on which the entity takes title to the property). In addition, certain aspects of the AAI or Phase I site assessment must be updated, prior to property acquisition, if the activities were conducted more than six months prior to the date of acquisition. Please see the fact sheet “EPA Brownfields Grants, CERCLA Liability and All Appropriate Inquiries,” or EPA’s AAI Final Rule (70 FR 66070) at www.epa.gov/brownfields/brownfields-all-appropriate-inquiries. The owner must take appropriate care regarding any hazardous substances found at the site, including preventing future releases and exposures to hazardous substances on the site.
Response: *See response to Threshold criteria 5.*
- The owner must provide all legally required notices and cooperate with authorized response persons in the event of discovery or release of any hazardous substances at the site.
Response: *LBC has no knowledge of specific releases from the property.*
- The owner must comply with any land-use restrictions associated with response actions at the site.
Response: *There are no known or proposed land use restrictions associated with previous or historic land use restrictions associated with the property.*

EPA grant funding may not be used to pay for response costs at a brownfield site for which the recipient of the grant is potentially liable under CERCLA §107. The following items are intended to help EPA ensure that you are not liable under CERCLA for response costs at the site designated in your proposal, or determine, if necessary, that your site is eligible for funding as a petroleum site. Please respond to the following items fully and in the order that they appear.

Note, that based on your responses, EPA may need to obtain additional information to make this determination.

(1) CERCLA §107 Liability

Affirm that you are not potentially liable for contamination at the site under CERCLA §107 (e.g., as a current owner or operator of a facility, an owner or operator of a facility at the time of disposal of a hazardous substance, a party that arranged for the treatment or disposal of hazardous substances, or a party that accepted hazardous substances for transport to disposal or treatment facilities at the site) by establishing that you are eligible for one of the CERCLA liability protections or defenses (see Section III.B.9.) and **explain why**.²

Response: *LBC affirms that there have no releases of petroleum or hazardous materials at the site. In addition to the due diligence activities referenced earlier, LBC also commissioned a Phase I ESA prior to occupying the facility. The referenced Phase I ESA was completed in 2011 by Atlanta Environmental Management (AEM).*

Because current owners of sites are potentially liable under CERCLA, cleanup grant applicants who own the site must be able to meet the requirements of one of the CERCLA landowner liability

(2) Information on Liability and Defenses/Protections

a. Information on the Property Acquisition

- i) How you acquired or will acquire ownership (e.g., by negotiated purchase from a private individual, by purchase or transfer from another governmental unit, by Foreclosure of real property taxes, by eminent domain, or other (describe));

Response: *LBC purchased the property from a private owner per the conditions of an option in its lease agreement.*

- ii) The date you acquired the property;

Response: *October 5, 2016*

- iii) the nature of your ownership (fee simple) (note that you must have sole ownership of the site to be eligible for funding; unless EPA approves a different ownership arrangement);

Response: *Fee simple bank financed*

- iv) The name and identity of the party from whom you acquired ownership (i.e., the transferor); and

Response: *Eleven Sixteen Murphy LLC, 4351 Quale Ridge Way, Norcross, Georgia 30092*

- v) All familial, contractual, corporate, or financial relationships or affiliations you have or had with all prior owners or operators (or other potentially responsible parties) of the property (including the person or entity from which you acquired the property).

Response: *LBC is not related in any way to the most current or prior previous owners.*

- b. Timing and/or Contribution to Hazardous Substances Disposal Identify whether all disposal of hazardous substances at the site occurred before you acquired the property and whether you caused or contributed to any release of hazardous substances at the site. Affirm that you have not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

Response: *LBC affirms that all disposal of hazardous substances at the site occurred before LBC acquired the property. We also affirm that LBC has not caused or contributed to any release of hazardous substances at the site, and that we have not have not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.*

- c. Pre-Purchase Inquiry Describe any inquiry by you or others into the previous ownership, uses of the property, and environmental conditions conducted prior to taking ownership. Please include the following in your description.

- i) The types of site assessments performed (e.g., ASTM Phase I), the dates of each assessment, and the entity for which they were performed (state whether the assessment was performed specifically for you, or if not, the name of the party that had the assessment performed and that party's relationship to you). Please note that to be eligible for a brownfields grant, parties who may be potentially liable under CERCLA (which includes current owners of the property) must demonstrate they are not liable for contamination at the property. In most cases, this demonstration must include evidence that an AAI investigation, or Phase I Environmental Site Assessment in compliance with ASTM E1527-13 (or ASTM E2247-08) was conducted prior to property acquisition.
- ii) Who performed the AAI investigation or Phase I environmental site assessments and identify his/her qualifications to perform such work.
- iii) If your original AAI investigation or Phase I environmental site assessment was conducted more than 180 days prior to the date you acquired the property, affirm that you conducted the appropriate updates in the original assessment within 180 days, protections, such as the bona fide prospective purchaser provision (CERCLA §107(r)), the innocent landowner defense (CERCLA §107(b)(3) and 101(35)(A)), or the exclusion for state or local governments that involuntarily acquire property (CERCLA §101(20)(D)). 180 days prior to your acquisition of the property in order to take advantage of the bona fide prospective purchaser, innocent landowner, or contiguous property owner provision.

Response: *See Response to Threshold criteria 5. LBC affirms that all of the above to be true.*

- d. Post-Acquisition Uses Describe all uses to which the property has been put since you acquired ownership through the present, including any uses by persons, or entities other than you. Please provide a timeline with the names of all current and prior users during the time of your ownership; the dates of all uses; the details of each use, including the rights or other reason pursuant to which the use was claimed or taken (e.g., lease, license, trespass); and your relationship to the current and prior users.

Response: *Since acquiring the site, its uses have not changed. Since beginning to lease the site in 2012, on-site buildings have been used for warehouse, retail and educational purposes. As noted above, the site was purchased in October of this year from Eleven Sixteen Murphy LLC of Norcross, Georgia.*

- e. Continuing Obligations³ Describe in detail the specific appropriate care that you exercised with respect to hazardous substances found at the site by taking **reasonable steps**⁴ to:

- i) Stop any continuing releases;
- ii) Prevent any threatened future release; and
- iii) Prevent or limit exposure to any previously released hazardous substance.

Response: *No continuing releases persist. However, LBC affirms to prevent any threatened future releases and to prevent or limit exposure to any previously released hazardous substance.*

Please confirm your commitment to:

- i) Comply with all land-use restrictions and institutional controls;
- ii) Assist and cooperate with those performing the cleanup and provide access to the property;
- iii) Comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and
- iv) Provide all legally required notices.

Response: *LBC affirms that the organization will comply with the conditions and requirements stated above.*

9. **Cleanup Authority and Oversight Structure**

Please note that you will be required to comply with all applicable federal and state laws and ensure that the cleanup protects human health and the environment.

- a. Describe how you will oversee the cleanup at the site. Indicate whether you plan to enroll in a state or tribal response program. If you do not plan to enroll in a state or tribal

response program, or an appropriate state or tribal response program is not available, you will be required to consult with U.S. EPA to ensure the cleanup is protective of human health and the environment. Therefore, if you do not plan to enroll in a state or tribal response program, provide a description of the technical expertise you have to conduct, manage, and oversee the cleanup and/or whether you plan to acquire additional technical expertise. If you do plan to acquire additional technical expertise, discuss how, consistent with the competitive procurement provisions of 2 CFR 200.317 through 200.326, you will ensure that this technical expertise is in place prior to beginning cleanup activities.

Response: *LBC has applied for and has been granted admission to the State of Georgia's Brownfield Cleanup Program. More specifically, prior to purchasing the site, LBC filed an Application for Limitation of Liability and Prospective Purchaser Corrective Action Plan on August 30, 2016 with the Georgia Environmental Protection Division (EPD). A copy of said application is included as Appendix B of the Draft ABCA. Said application was approved in a September 2016 letter from EPD on September 15, 2016 (Appendix C of the Draft ABCA). Per this letter, pursuant to Section 12-8-207(a) Article 9 of Chapter 8 of Title 12, the Georgia Brownfield Act (Act), the agency conferred a provisional limitation of liability upon LBC as the then prospective purchaser and current owner, contingent upon timely implementation of the approved CAP and certification of compliance with the risk reduction standards for soil and source material. This finding exempts LBC from the requirement to address the identified ground water impacts.*

- b. Cleanup response activities often impact adjacent or neighboring properties. For example, access to neighboring properties may be necessary to conduct the cleanup, perform confirmation sampling, or monitor offsite migration of contamination. If this type of access is needed, provide your plan to acquire access to the relevant property(ies).

Response: *LBC does not anticipate impacting properties owned by others during the course of the planned response actions. If field conditions indicate that adjacent properties will be impacted by the planned response actions, we will notify adjacent property owners and utilize an access agreement, the form of which will be approved by EPA, to secure appropriate legal access to adjacent lands.*

10. Statutory Cost Share (See also IV.E. on Leveraging)

Cleanup Grant recipients are required by the Brownfields Law to provide a 20 percent cost share. This cost share is calculated as 20 percent of the total federal cleanup funds awarded. For example, if EPA awards you \$200,000 of federal cleanup funds, you must provide a cost share of an additional \$40,000. The cost share may be in the form of a contribution of money, labor, material, or services from a non-federal source. If the cost share is in the form of a contribution of labor, material, or other services, it must be incurred for an eligible and allowable expense under the grant and not for ineligible expenses, such as administrative costs (see Brownfields FAQs at www.epa.gov/sites/production/files/2016-08/documents/fy17_faqs.pdf for a discussion of prohibited costs).

Cleanup grant applicants may petition EPA to waive the cost share requirement if it would place an undue hardship on the applicant. EPA will consider hardship waiver requests on a case-by-case basis and will approve such requests on an extremely limited basis. In considering such requests, EPA will look for indicators such as low per-capita income, unemployment rate significantly above the national average, or unemployment or economic

adjustment problems resulting from severe short-term or long-term changes in economic conditions.

In your proposal:

- a. Demonstrate how you will meet the required cost share, including the sources of the funding or services, as required for this cleanup grant.
- b. If you are requesting a hardship waiver of the cost share, provide an explanation for the basis of your request as part of your proposal. This explanation must be submitted on a separate page, titled "Hardship Waiver Request." Your explanation should include the following information: the unemployment rate; per capita income; data demonstrating substantial out-migration or population loss, if relevant; data demonstrating underemployment, that is, employment of workers at less than full-time or at less skilled tasks than their training or abilities permit, if relevant; information regarding military base closures or realignments, defense contractor reductions-in-force, or U.S. Department of Energy defense-related funding reductions, if relevant; local natural or other major disasters or emergencies, if relevant; information regarding extraordinary depletion of natural resources, if relevant; closure or restructuring of industrial firms and negative effects of changing trade patterns, if relevant; whether you are located in a President-Declared Disaster area (declared within 18 months of the submission date for your proposal); whether you have exhausted effective taxing (for governmental entities only) and borrowing capacity. Also, your explanation should include whether the proposed project could still proceed if the cost share waiver was not approved.

Where available, applicants must supply data derived from the most recent American Community Survey ("ACS") published by the U.S. Census Bureau. In cases where such data are not available, applicants may provide data from other sources (including data available from the Census Bureau and the Bureaus of Economic Analysis, Labor Statistics, Indian Affairs, or other federal sources). In cases where no federal data are available, applicants may submit the most recent data available through their state, tribal, or local government.

Successful applicants will be notified at the time of the grant announcement if their cost share waiver request was approved. Approval of a cost share waiver does not increase the amount of funding which will be provided by EPA in the grant award. Rather, approval of the cost share waiver will relieve the applicant of the responsibility for providing the cost share amount for the grant award.

Response: LBC is filing a Hardship Waiver Request so as to exempt the organization from the cost share requirement. However, should the Hardship Waiver Request not be approved, in some instances the requisite *cost share will be documented in the form of a cash deduct from invoices for eligible costs. As an example, if the design costs for the remedy are \$30,000.00, the reimbursement request will reference a deduct of \$6,000.00 leaving a requested reimbursement amount of \$24,000.* In other instances, LBC will account for cost share in the form of documented in-kind services.

12. Community Notification

Community Engagement is the cornerstone of the Brownfields Program in ensuring successful cleanup and redevelopment of brownfields projects. The applicant must provide the community with notice of its intent to apply for an EPA Brownfields Grant and allow the community an opportunity to comment on the draft proposal. The draft proposals must include, as an attachment, a draft Analysis of Brownfield Cleanup Alternatives (ABCA) which briefly summarizes information about the site and contamination issues, cleanup standards, applicable laws, cleanup alternatives considered, and the proposed cleanup. The draft ABCA should also include information on the effectiveness of each cleanup alternative, the ability of the grantee to implement each alternative, the cost of each proposed cleanup alternative, and an analysis of the reasonableness of the various cleanup alternatives considered, including the one chosen. The ABCA should also evaluate the resilience of the cleanup alternatives in light of reasonably foreseeable changing climate conditions. Please note that the draft ABCA submitted as part of the proposal is intended as a brief preliminary document. A suggested outline, with information that the ABCA must contain, can be found in the FAQs at www.epa.gov/sites/production/files/2016-08/documents/fy17_faqs.pdf.

In addition, the applicant must provide a summary of the public comments received and their response to those comments along with meeting notes and sign-in sheets to EPA for the Agency to consider prior to awarding the grant. Furthermore, the applicant must hold a public meeting to discuss the draft proposal and consider public comments. A regularly scheduled community meeting where multiple topics are discussed is sufficient provided there is an opportunity to discuss the draft proposal. In addition to the public meeting, the applicant may choose to host additional outreach sessions via webinars, or other media outlets, to further engage the community and solicit comments on the proposal. If the proposal is selected for funding, applicants will be required to finalize the ABCA, and make it available for additional public review and comment as part of their pre-cleanup activities (see Section VI.D.3.a. for more information).

Specifically, you must publish a community notification ad in your local newspaper or an equivalent means that you customarily use to communicate to the target community(ies) at least two weeks prior to the date you submit your proposal to EPA and no later than **December 6, 2016**. The community notification ad (or equivalent) must clearly indicate that a copy of this grant proposal, including the draft ABCA, is available for public review and comment by stating where the draft proposal is located (e.g., town hall, library, website). The community notification ad (or equivalent) must indicate that you will accept comments on the draft proposal. The community notification ad (or equivalent) must also announce the date and time of a public meeting that you must hold prior to submittal of this proposal. Refer to the Brownfields FAQs at www.epa.gov/sites/production/files/2016-08/documents/fy17_faqs.pdf for examples of acceptable community notification methods. States do not need to hold more than one meeting to satisfy this requirement.

The community notification ad (or equivalent) and the meeting must be current and related to this specific proposal. Failure to demonstrate community notification will result in disqualification of the proposal. Applicants who are submitting more than one proposal may plan

to have a single community notification ad (or equivalent) and meeting. However, all target communities must receive the notification and be provided an opportunity to comment on the proposal(s) relevant to their community.

Response: *LBC acknowledges the requirements stated above and the appropriate documentation referenced below has been attached.*

- *A copy of the draft ABCA: **See Attachment 3***
 - *A copy of the ad (or equivalent) that demonstrates notification to the public and solicitation for comments on the proposal(s): **See Attachment 4***
 - *The comments or a summary of the comments received: **See Attachment 5***
 - *Responses to public comments: **See Attachment 6***
 - *Meeting notes/summary from the public meeting: **Attachment 7***
-

Threshold Attachments:

- 1: IRS Letter Dated September 11, 2016 affirming LBC's not-for-profit status
- 2: Ownership status documentation
- 3: Draft ABCA
- 4: Ad that demonstrates notification to the public and solicitation for comments on the proposal
- 5: Summary of the comments received during public meeting
- 6: Responses to public comments
- 7: Meeting notes from the public meeting

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

12/22/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

Lifecycle Building Center

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

45-264591

*** c. Organizational DUNS:**

0787446100000

d. Address:

*** Street1:**

1116 Murphy Avenue SW

Street2:

*** City:**

Atlanta

County/Parish:

*** State:**

GA: Georgia

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

30310-0000

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

*** First Name:**

Shannon

Middle Name:

*** Last Name:**

Goodman

Suffix:

Title:

Organizational Affiliation:

*** Telephone Number:**

678-592-0417

Fax Number:

*** Email:**

shannon@lifecyclebuildingcenter.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

M: Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-09

* Title:

FY17 Guidelines for Brownfields Cleanup Grants

13. Competition Identification Number:

NONE

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Remediation of Soils Contaminated With Heavy Metals and abatement of asbestos and lead paint at the Lifecycle Building Center

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="200,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="200,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed:

